



2024-006007
Klamath County, Oregon
07/12/2024 01:26:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard L. Touslee, Trustee of the Richard L and
Doy L Touslee Loving Trust
9221 St. Andrews Cir.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:

Richard L. Touslee, Trustee of the Richard L and
Doy L Touslee Loving Trust
9221 St. Andrews Cir.
Klamath Falls, OR 97603
File No. 637389AM

STATUTORY WARRANTY DEED

Ronald W. Schlottmann and Melanie J. Schlottmann, as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to

Richard L. Touslee, Trustee of the Richard L and Doy L Touslee Loving Trust,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**Unit A, Building 11, Stage IV Plat of Tract 1271 - Shield Crest Condominiums, Building No. 11,
Lot 11 and Part of Lot 10, Block 4, of Tract 1257 - Resubdivision of a portion of the First Addition
to Shield Crest, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon. Together with that interest in common area as disclosed by Declaration
of Shield Crest Condominiums recorded April 23, 1991 and Supplemented by Supplemental
Declaration, and recorded January 9, 1997 in Volume M97, page 600, Deed Records of Klamath
County, Oregon.**

**Also together with an undivided interest in all those private roads shown on the plat and more
particularly described in Declaration recorded in Volume M84, page 4256, and in Easement
recorded May 23, 199, in Volume M90, page 9828, Deed records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$349,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

Real property taxes due, if any, but not yet payable

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10th day of July, 2024.

Ronald W Schlottmann by Gregory A. Schlottmann, his attorney in fact

Ronald W. Schlottmann by Gregory A. Schlottmann as his attorney in fact

Melanie J Schlottmann by Gregory A. Schlottmann, her attorney in fact

Melanie J Schlottmann by Gregory A. Schlottmann as her attorney in fact

State of Florida ss.

County of Leon }

On this 10 day of July, 2024, before me,

Michelle L. Henderson a Notary Public in and for said state, personally appeared Gregory A. Schlottmann known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Ronald W. Schlottmann and Melanie J. Schlottmann, and acknowledged to me that he/she/they subscribed the name of Ronald W. Schlottmann and Melanie J. Schlottmann as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Michelle L. Henderson

Notary Public for the State of Florida

Residing at: 2532 Bedford Way Tallahassee, FL 32308

Commission Expires: 9/20/2026

